



**Environmental  
 Notification Form**

*For Office Use Only*  
 Executive Office of Environmental Affairs  
 EOE No.: 14102  
 MEPA Analyst: Deirdre Buckley  
 Phone: 617-626-1044

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

|   |  |                            |
|---|--|----------------------------|
| Project Name: New Street Development  |  |                            |
| Street: 6 - 26 New Street   |  |                            |
| Municipality: East Boston   | Watershed:                                     |                            |
| Universal Transverse Mercator Coordinates:  | Latitude: 42° 22' 16"                          | Longitude: 71° 2' 39"      |
| Easting: 331688   |  |                            |
| Northing: 4693009   |  |                            |
| Estimated commencement date: 10/2008  | Estimated completion date: 3/2010              |                            |
| Approximate cost: \$100,000,000   | Status of project design: 10 %complete         |                            |
| Proponent: New Street Realty Trust  |  |                            |
| Street: 6 - 26 New Street   |  |                            |
| Municipality: East Boston   | State: MA                                      | Zip Code: 02128            |
| Name of Contact Person From Whom Copies of this ENF May Be Obtained:<br>Richard Jabba |  |                            |
| Firm/Agency: Fort Point Associates, Inc.  | Street: 33 Union Street, 3 <sup>rd</sup> Floor |                            |
| Municipality: Boston  | State: MA                                      | Zip Code: 02108            |
| Phone: 617.357.7044   | Fax: 617.357.9135                              | E-mail: rjabba@fpa-inc.com |

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): NONE

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify: Boston Redevelopment Agency)  No

List Local or Federal Permits and Approvals: NPDES NOI; FAA Notice of Proposed Construction; Army Corps of Engineers Section 10/404; Boston Transportation Department (Transportation Access Plan); Boston Water and Sewer Commission (Water and Sewer Connection Permits); Boston Conservation Commission; Boston Public Works Department (Street Opening/Occupancy permits);

and Boston Public Improvement Commission.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input type="checkbox"/> Transportation                              |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste                     |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources       |

| Summary of Project Size & Environmental Impacts                | Existing | Change                  | Total                   | State Permits & Approvals   |
|--|----------|-------------------------|-------------------------|---|
| <b>LAND</b>  |          |                         |                         | <input checked="" type="checkbox"/> Order of Conditions<br><input type="checkbox"/> Superseding Order of Conditions<br><input checked="" type="checkbox"/> Chapter 91 License<br><input checked="" type="checkbox"/> 401 Water Quality Certification<br><input type="checkbox"/> MHD or MDC Access Permit<br><input type="checkbox"/> Water Management Act Permit<br><input type="checkbox"/> New Source Approval<br><input type="checkbox"/> DEP or MWRA Sewer Connection/Extension Permit<br><input checked="" type="checkbox"/> Other Permits<br><i>(including Legislative Approvals) – Specify:</i><br><br><u>DEP Notification of Construction and Demolition</u><br><u>Massachusetts Historical Commission – Finding of No Adverse Impact</u><br><u>CZM – Consistency Determination,</u><br><u>DEP Dewatering Discharge.</u> |
| Total site acreage   | 3.9      |                         |                         |   |
| New acres of land altered                                      |          | 0.0                     |                         |   |
| Acres of impervious area                                       | 2.0      | -0.5                    | 1.5                     |   |
| Square feet of new bordering vegetated wetlands alteration     |          | 0.0                     |                         |   |
| Square feet of new other wetland alteration                    |          | 300                     |                         |   |
| Acres of new non-water dependent use of tidelands or waterways |          | 0.9                     |                         |   |
| <b>STRUCTURES</b>  |          |                         |                         |   |
| Gross square footage   | 156,230  | 56,941                  | 213,171                 |   |
| Number of housing units  | 0        | 210                     | 210                     |   |
| Maximum height (in feet)                                       | 125      | 37                      | 162                     |   |
| <b>TRANSPORTATION</b>  |          |                         |                         |   |
| Vehicle trips per day  | 200      | 2,019                   | 2,219                   |   |
| Parking spaces   | 25       | 215                     | 240                     |   |
| <b>WATER/WASTEWATER</b>  |          |                         |                         |   |
| Gallons/day (GPD) of water use                                 | 330      | 38,770                  | 39,100                  |   |
| GPD water withdrawal   | 0        | 0                       | 0                       |   |
| GPD wastewater generation/treatment                            | 300      | 35,210                  | 35,510                  |   |
| Length of water/sewer mains (in miles)                         | 0        | Service connection only | Service connection only |   |

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_ )  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_ )  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL /ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify\_\_ *Building No. 8 in the Boston Landmarks Commission Survey, 1989*)  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify\_\_ *The site contains buildings associated with the former fish processing and storage facilities built in the early 1900s*\_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

(a) The project is located on New Street in East Boston and is bound by New Street and Maverick Landing to the east, city-owned LoPresti Park to the south, Boston Inner Harbor to the west, and the Boston Towing and Transportation property to the north. The proposed project has two development options: The Residential Option includes a total of 210 residential units located in a new 6-story building (62 units) and a redeveloped, existing 9-story building that has 3 additional floors (148 units), a small marina, a public plaza, and substantial public access to and along Boston Harbor. The Hotel/Extended Stay Option will be the same except the 6-story building will be for hotel/extended stay uses with 106 units. Both Options will include approximately 8,000 square feet of facilities of public accommodation (FPA) within the ground floor of the 6-story building. A 5,400 sf restaurant will be included in the FPA. The 1, 3, and 5-story buildings will be taken down. There will be a 2-level subsurface parking garage with 71-121 spaces below the 6-story building and a 2-level parking garage with 78-104 spaces located on the north side of the existing 9-story building. The range of parking spaces is due to the potential use of stackers, which can support two vehicles in one space. The site will have two at grade parking areas: one with 10 spaces and the other with 5 spaces. Vehicles would access all parking areas from New Street. There will also be a vehicle access route to the Designated Port Area (DPA) from the south side of the site. Along the southern wharf, there will be a small recreational marina. Approx. 2,300 cubic yards of material will be dredged to support the marina. A water taxi landing is planned for the DPA portion of the watersheet. The project will provide substantial public access to and along the harbor with the addition of a continuous Harborwalk along the edges of the wharves, viewing areas, outdoor seating, and open space. The new Harborwalk will connect to the existing Harborwalk at LoPresti Park and will provide such amenities as landscaped viewing areas and benches.

(b) Alternatives – Other than additional design refinements, there were three project alternative considered: a No Build Alternative, Long Wharf Alternative, and a 10-Story Alternative. Under the No Build Alternative, the waterfront portion of site would remain in its deteriorated condition and the buildings would be used for commercial uses, primarily storage, and/or remain vacant. The site would remain inaccessible to the public. The Long Wharf Alternative proposed a new residential building over a pier next to the existing 9-story building, but it was considered economically infeasible to construct and constrained the open space and public access areas. The 10-story Alternative included a new high rise building next to the existing 9-story building, but there were environmental issues and it also was economically infeasible to construct.

(c) On and Off-site Mitigation Measures - The project provides substantial public access both to and along Boston Harbor as well as connections to and from the adjacent LoPresti Park. The building heights and massing were designed to provide views of the water and an open space corridor along the waterfront. The project has been carefully designed to be consistent with the East Boston Master Plan and East Boston Municipal Harbor Plan.